

Serentiy Ridge Owners Association

Meeting of the Board of Directors

March 19, 2024

Board members present: Tom Putnam, President; Philip Medford, Treasurer; Kendra Hill, Member at large; and Lindsey Braun, Secretary and Lilia Rodriguez, Member at large.

One Guest Homeowner

Centennial Property Services: David Ariss and Barbara Ariss

Meeting was called to order at 6:03pm

- **Approval of the prior meeting minutes:** Lindsey motioned to approve the Board minutes of the February 20, 2024 meeting with a second by Lilia and the motion passed.
- **Financial Report:** David Ariss reviewed financial information as of February 2024. The financial reports on posted on the Association website for review. Lilia motioned to approve the financial reports with a second by Philip and the motion passed. Philip made a motion to move \$60,000 from the First Bank checking account into the First Bank reserve account (when the reimbursement check from the Metro District arrives) – there was a second by Lindsey and the motion passed.
- **Treasurer Report:** Lindsey motioned to pay the following bills: legal team \$818.50; Keeson \$2741.25, \$284.40; CPS \$3089.48; McNurlin for \$5300; and Waste Management for \$5661.33; and Xcel for \$14.90 were ratified. Kendra seconded and the motion passed. Lindsey made a motion to increase the Spring Social event donation by \$89.30 to \$611.30 Lilia seconded and the motion passed.
- **Covenant Violations:** Barbara reported that there are 14 open violations.
- **CPA Audit:** Legal counsel is having discussions with the CPA on what documents are needed from Mastino. The attorney will now make the request to Mastino.
- **Tax Preparation:** Lindsey made a motion for CPS to contact the CPA to file an extension for the 2023 taxes because of a lack of the lack of financial information available at this time this was seconded by Philip and the motion passed.
- **Water and Electric Reimbursement:** The Metro District has agreed to reimburse the HOA \$54,205.63 for water, electricity and fees already paid by the HOA for Metro District meters.
- **Slope Update:** CTM has confirmed that two more contractors will bid on the repair work. CTM also confirmed that one contractor is reevaluating their original bid to find cost savings.
- **2024 Landscape Contract:** Keesen provided a contract for the 24/25 season with no increase in service costs. Lindsey made a motion to accept the proposal with a second by Kendra and the motion passed.

- **Paint Schemes:** The board agreed to reduce the number of paint scheme offerings that will be offered on the website. The older schemes data will be maintained by CPS should an owner want to repaint in the original colors.
- **Metro District Meeting:** Several attended the Metro District meeting the week prior. There were a lot of questions answered. Later there was an invitation extended by the District President and Manager to meet with the HOA President and manager.
- **School Traffic:** Kendra will contact the School and City regarding traffic on Oak Hill Way
- **Eblasts for the HOA:** The board discussed the complaint by an owner of an eblast that was sent out regarding the local elementary school. The board decided that community notices can be sent out at the discretion of the board. Philip asked that another school notice be sent.

Meeting Adjourned 7:30 pm per motion from Lindsey and seconded by Kendra and approved after advising the guest present that the Board was going into Executive session to discuss legal and collection matters.